



For
Lease

HOUSTON GARRETT

Garrett Real Estate Group at Keller Williams Realty

10210 Quaker Ave, Lubbock, TX 79424

houston@garrettguarantee.com

806-544-7343

Office For Lease

10309 Indiana Ave Lubbock, TX 79423



Offering Summary

- Lease Rate: **\$1350/Gross Rent**
- Building Size: **3464 SF**
- Available SF: **1,044 SF**
- Year Built: **2003**

Property Highlights

- Signage on Indiana Avenue with excellent visibility
- Prime location near 105th Street in a growing commercial corridor
- Ample shared parking with ADA access

PROPERTY DESCRIPTION:

Prime office space available in a highly visible location at 102nd & Indiana! This 1,044 sq ft property is currently operating as a tax office and offers fantastic signage frontage on Indiana Avenue. Ideal for a variety of professional uses. From accounting, financial services to legal, consulting, real estate, or counseling practices. The space is move in ready and perfectly suited for any small business looking for strong exposure and convenient access in South Lubbock.

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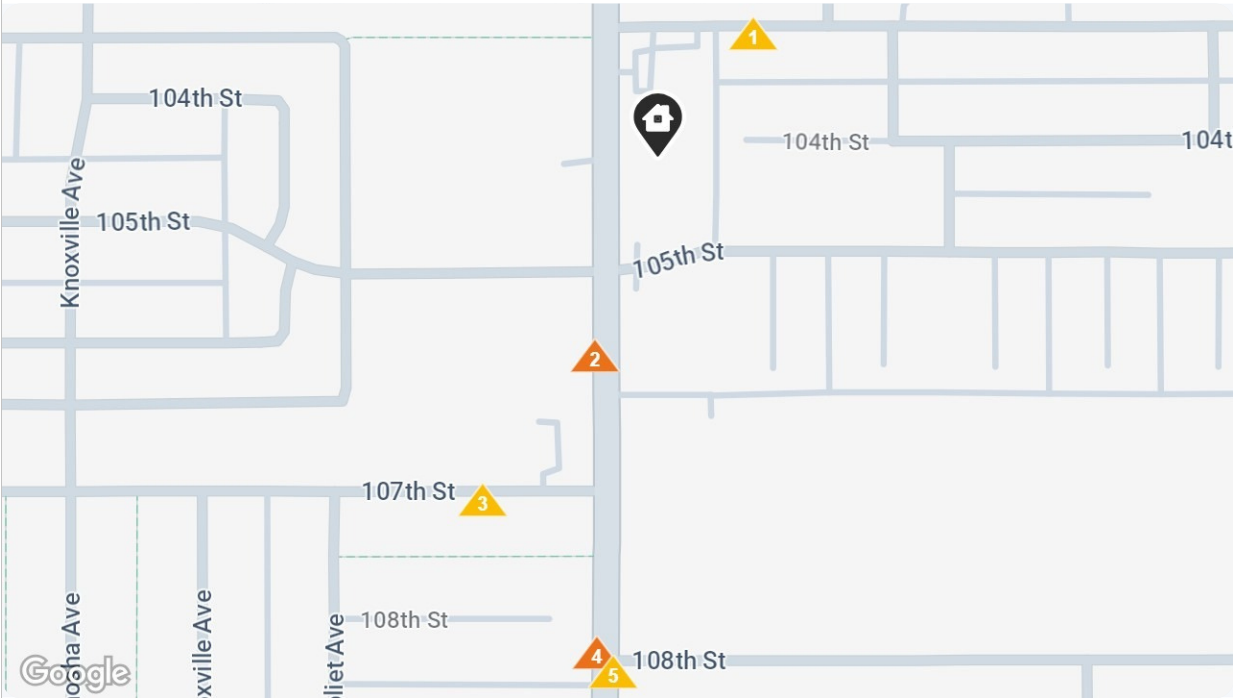
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Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ 1,412

103rd St

2024 Est. daily traffic counts

Cross: All Saints Way

Cross Dir: E

Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2017	▲	1,481	AADT
2006	▲	1,250	ADT

▲ 10,243

Indiana Ave

2024 Est. daily traffic counts

Cross: 105th St

Cross Dir: N

Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2017	▲	18,214	AADT
2009	▲	9,274	ADT
2006	▲	10,090	ADT

▲ 432

107th St

2024 Est. daily traffic counts

Cross: Indiana Ave

Cross Dir: E

Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2017	▲	399	AADT
2006	▲	510	ADT

▲ 9,929

Indiana Ave

2024 Est. daily traffic counts

Cross: 108th St

Cross Dir: S

Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2007	▲	9,789	ADT

▲ 4,406

108th St

2024 Est. daily traffic counts

Cross: Indiana Ave

Cross Dir: W

Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2007	▲	4,407	ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty	494693	klrw238@kw.com	8067717710
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Pamela Titzell	465722	pamtitzell@kw.com	8067717710
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Pamela Titzell	465722	pamtitzell@kw.com	8067717710
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Houston Garrett	740265	houston@garrettguarantee.com	(806) 544-7343
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date